

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, South Carolina 29403-5107**  
**and**  
**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Office of Environmental Quality Control**  
**Water Quality Certification and Wetlands Programs Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION

Refer to: P/N #2004-1W-366-W

1 APRIL 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

**CLIFFS COMMUNITIES, INC.**  
**c/o ENVIRONMENTAL PERMITTING CONSULTANTS, INC.**  
**ATTN.: MR. CHRIS GROSE**  
**POST OFFICE BOX 3744**  
**GREENVILLE, SOUTH CAROLINA 29608**

for a permit to place fill material in waters of

LAKE KEOWEE

at two locations adjacent to Lake Keowee off of Nimmons Bridge Road in Oconee County, South Carolina (Latitude 34.8902866°, Longitude 82.9252661°)

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, 2 MAY 2005**

from those interested in the activity and whose interests may be affected by the proposed work.

The overall project involves the construction of a golf course and single family residential development on property located adjacent to Lake Keowee in Oconee County, SC. The project site has a southern and a northern portion. The southern portion includes three (3) road crossings with impacts that total 213 linear feet (0.02 acres) of perennial/intermittent stream channel and 0.24 acres of wetlands with the placement of culverts/pipe and associated fill material. The purpose of this southern portion of the project is to construct a single family residential area adjacent to Lake Keowee.

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The northern portion of the project includes the construction of a golf course and single family residential development. Much of the construction will be located in the floodplain area associated with Fall Creek due to the steepness of the surrounding terrain. The golf course construction will involve the piping of 383 linear feet (0.05 acres) of perennial/intermittent stream channel and the relocation of 749 linear feet (0.23 acres) of stream channel to provide adequate grading for the course layout. The relocated sections of stream will be designed based upon natural channel design principles and the existing conditions of the streams to be moved. A total of 2.16 acres of wetland area will be filled during construction of the golf course to accommodate the proposed golf course design. Three (3) road crossings of streams are proposed for areas surrounding the golf course and will involve the placement of culverts and associated fill material in a total of 180 linear feet (0.03 acres) of stream channel.

In addition, the applicant is proposing to construct a 7.8 acre lake on an unnamed tributary of Fall Creek as part of the golf course design. The dam for this lake will involve the place of fill in 115 linear feet (0.05 acres) of the stream channel. A total of 1,415 linear feet (0.26 acres) of stream channel and 2.39 acres of wetlands will be impounded by the construction of the lake. Also, the applicant proposes to enhance an existing wetland area to make it more favorable for waterfowl by creating a 5.0 acre waterfowl impoundment. A berm will be constructed in the wetlands to control water depths and will involve the placement of fill in 40 linear feet (0.01 acres) of stream channel and 0.65 acres of wetlands.

To compensate for the impacts associated with this project, a mitigation plan is proposed that will encompass a combination of wetland restoration and enhancement, stream restoration and stream enhancement. A total of approximately 13.48 acres of wetland restoration/enhancement and a total of 5,085 linear feet of trout habitat enhancement is proposed to compensate for impacts. In addition to the restoration activities, an additional 9,547 linear feet of streams within the associated watershed will be enhanced through buffering with 50 to 150-ft. buffers. Wetland preservation totaling 3.18 acres is also proposed. Mitigation activities will take place on-site and off-site at McKinneys Creek in the adjacent Keowee Falls North Subdivision.

A total of six (6) road crossings of streams will be necessary to provide access to all parts of the property. Stream piping, stream relocation, and wetland fill will be required so that the grades necessary for the construction of the designed golf course can be completed within the less steep portions of the property. A 7.8-acre lake will be constructed for the following reasons: to provide irrigation water for the golf course, to provide secondary fire control for the surrounding developments, and to act as an aesthetic amenity for the overall development. The proposed waterfowl impoundment will be used by waterfowl as an aesthetic addition to the development with minimal impact potential. Water levels within this area will be kept low so that rooted aquatic vegetation can survive and for maintenance as waterfowl habitat. The overall project purpose is to construct a golf course/ single family residential area adjacent to Lake Keowee.

**NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on

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1 APRIL 2005

behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact **6.09** acres of freshwater habitat upstream from estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

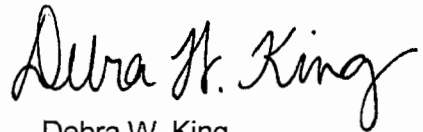
REGULATORY DIVISION

Refer to: P/N #2004-1W-366-W

1 APRIL 2005

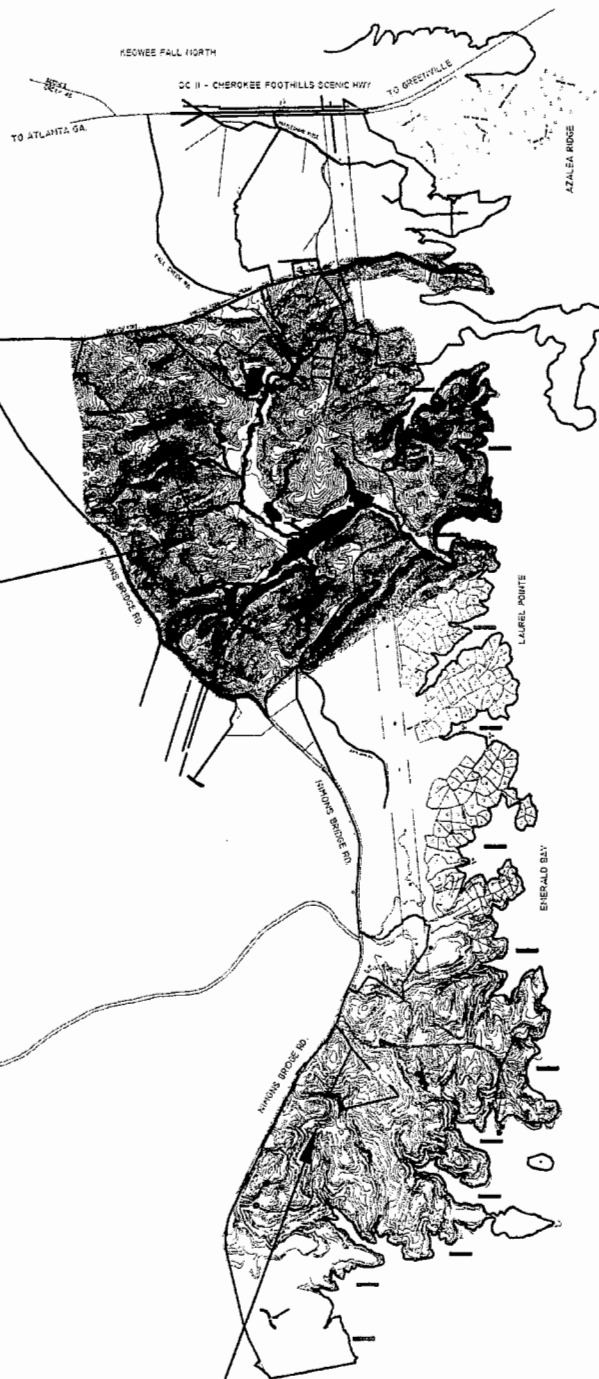
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink that reads "Debra W. King". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Debra W. King  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

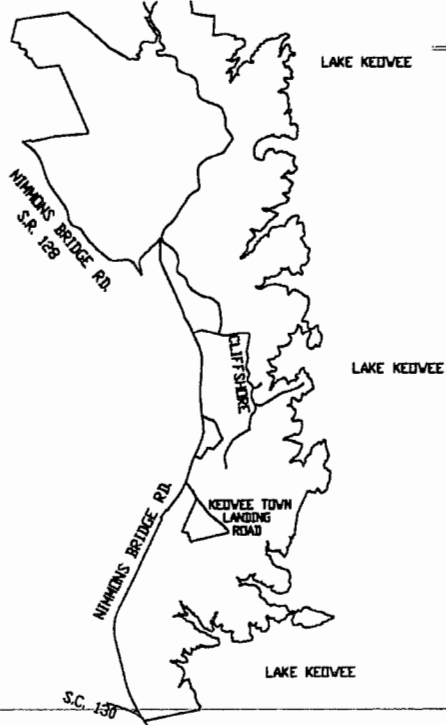
Northern Portion of Project Area



Southern Portion of Project Area

LOCATION MAP

NOT TO SCALE

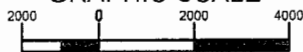


REVISIONS

NO	DRAWN BY	COMMENTS
1	csg	new jwd

2004-1W-366-W

GRAPHIC SCALE



1 inch = 4000 feet

Post Office Box 3744  
Greenville, SC 29608  
Phone: (864) 271-3040  
Fax: (864) 235-9299

DRAWN BY: csg  
DATE: 21mar2005  
EPC PROJECT NO.: 04pcn035

VICINITY MAP

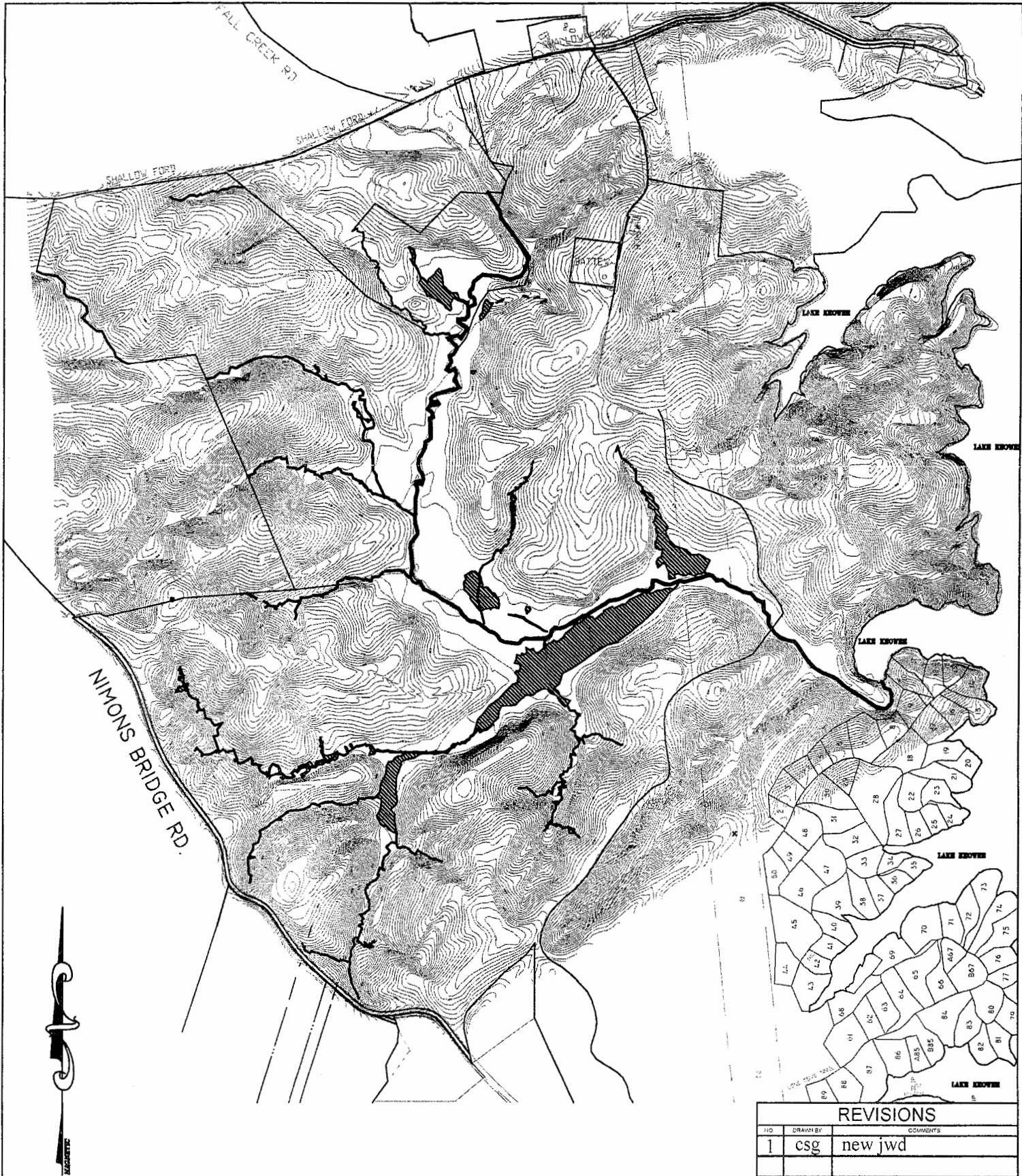
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N:2004-1W-366

SHEET NO.

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OF 16



REVISIONS		
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1	csg	new jwd

2004-1W-366-W

GRAPHIC SCALE



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DATE: 21.mar.2005  
EPC PROJECT NO.: 04pcn035

WATERS OF THE US (NORTH)

Keowee Falls South  
Cliff Communities, Inc.  
Oconee County, SC

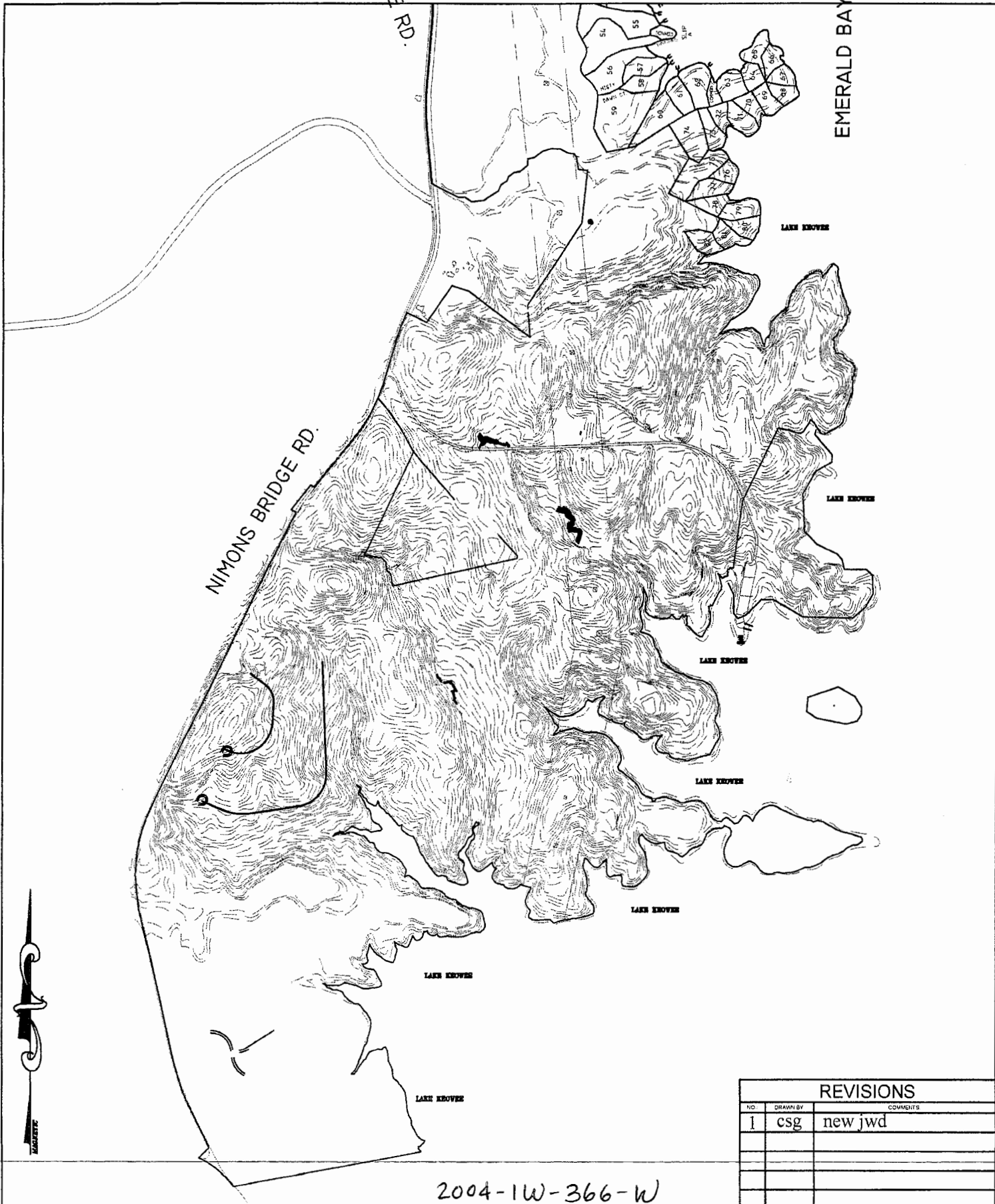
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SHEET NO.

2

OF 16





2004-1W-366-W

REVISIONS		
NO.	DRAWN BY	COMMENTS
1	csg	new jwd

**GRAPHIC SCALE**

600 0 800 1200

1 inch = 1200 feet

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**EXISTING TOPO (SOUTH)**

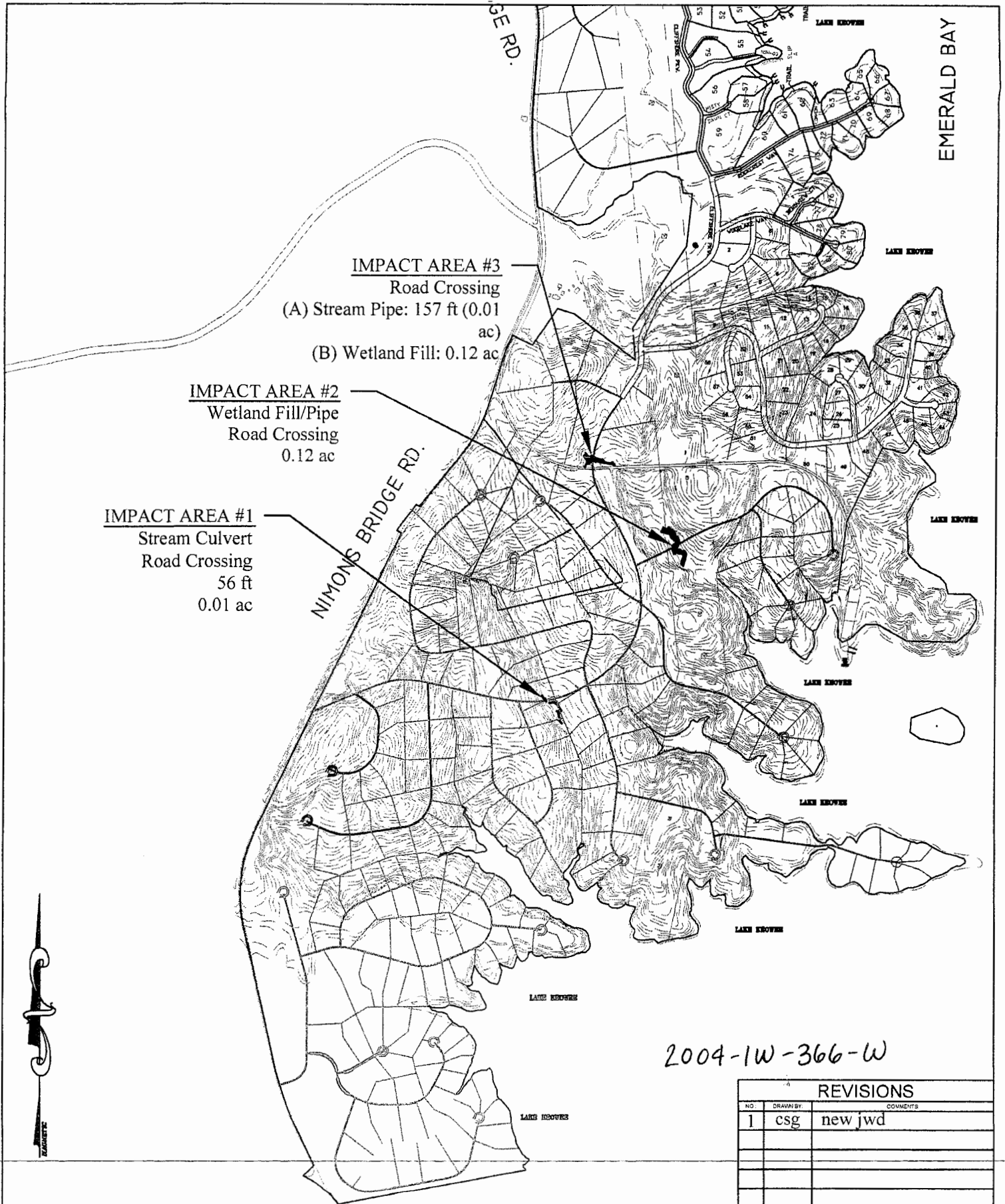
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N:2004-1W-366

SHEET NO.

**3**

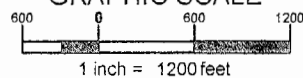
OF 16



2004-1W-366-W

REVISIONS		
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1	csg	new jwd

# GRAPHIC SCALE



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## PROPOSED ROAD (SOUTH)

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N:2004-1W-366

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OF 16



Proposed Created Wetland

Proposed Golf  
Course Layout

Proposed Road

Proposed Lake  
7.8 ac

Proposed Waterfowl  
Impoundment  
5.0 ac

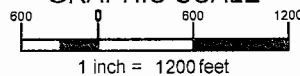
NIMONS BRIDGE RD.



### REVISIONS

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1	csg	new jwd

### GRAPHIC SCALE



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EPC PROJECT NO.: 04pcn035

### DEVELOPMENT PLAN (NORTH)

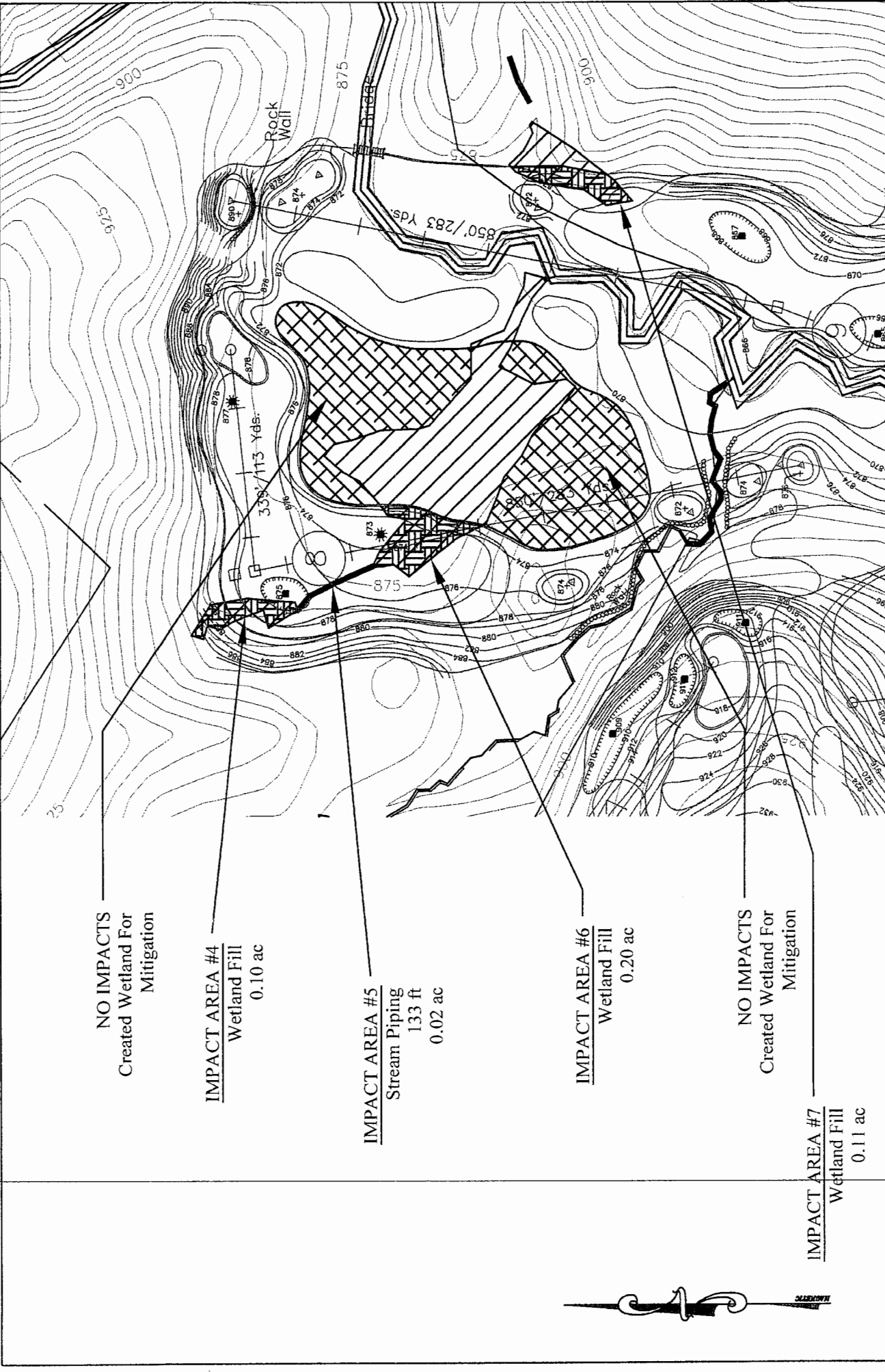
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

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SHEET NO.

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**GRAPHIC SCALE**

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**REVISIONS**

NO	DATE BY	COMMENTS
1	csg	new jwd

**IMPACT DETAIL (NORTH)**

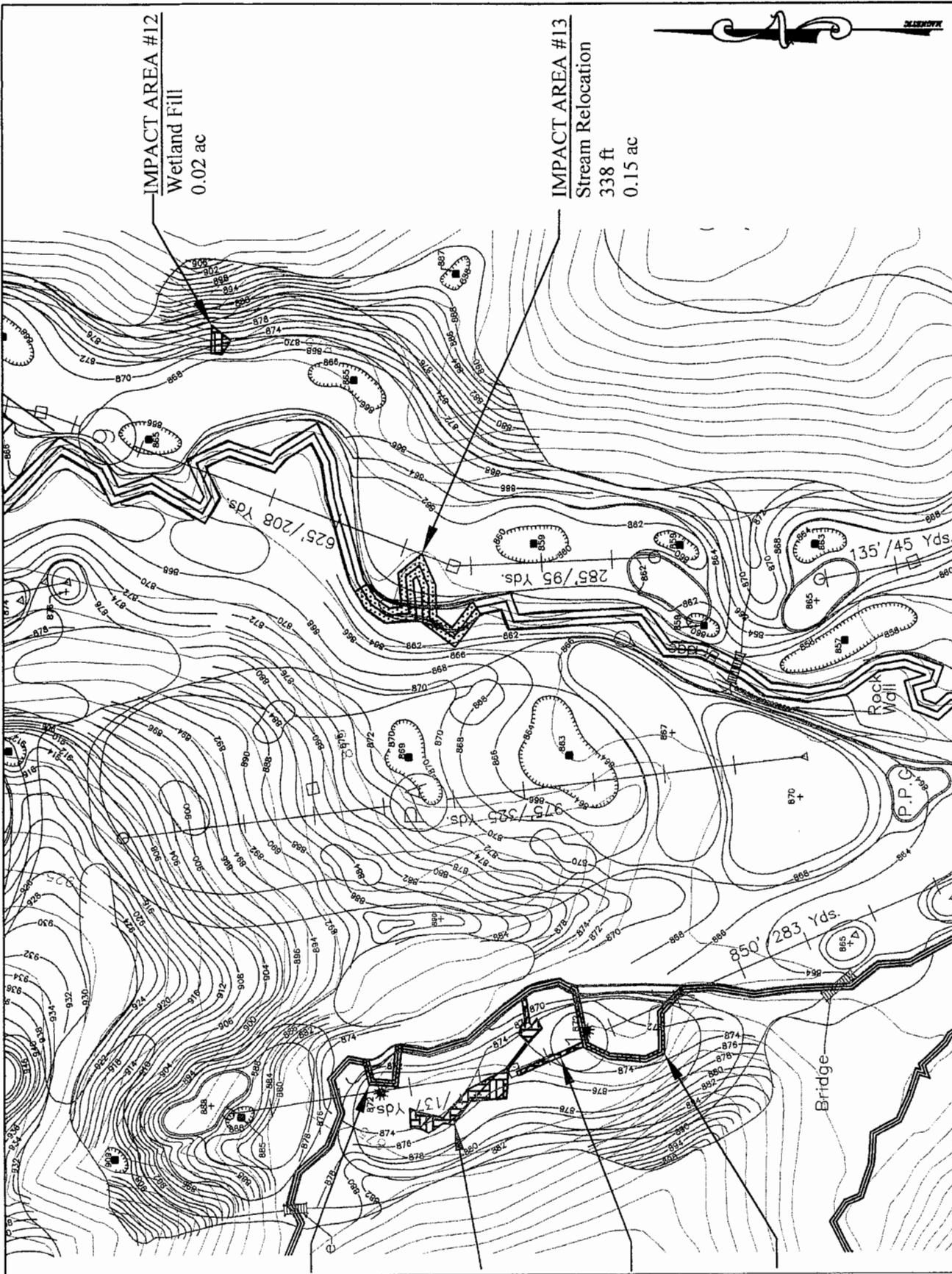
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE PIN: 2004-1W-366

SHEET NO.

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**IMPACT AREA #8**  
Stream Relocation  
119 ft  
0.02 ac

**IMPACT AREA #9**  
Wetland Fill  
0.10 ac

**IMPACT AREA #10**  
Wetland (Ditch) Fill  
0.01 ac

**IMPACT AREA #11**  
Stream Relocation  
292 ft  
0.05 ac

**IMPACT AREA #12**  
Wetland Fill  
0.02 ac

**IMPACT AREA #13**  
Stream Relocation  
338 ft  
0.15 ac

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**IMPACT DETAIL (NORTH)**  
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC  
USACE P/N: 2004-1W-366

REVISIONS	
NO.	DESCRIPTION
1	CSG new 1wd

**GRAPHIC SCALE**  
1 inch = 200 feet

100 0 100 200

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Fax: (864) 235-9259

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EPC PROJECT NO.: 04p0035



### IMPACT AREA #15

Wetland Fill

0.73 ac

### IMPACT AREA #16

Wetland Fill

0.76 ac

### IMPACT AREA #14

Stream Piping

250 ft

0.03 ac

### IMPACT AREA #17

Wetland Fill

0.05 ac

### IMPACT AREA #18

Wetland Fill

0.08 ac

### IMPACT AREA #19

Stream Fill

40 ft

0.01 ac

### IMPACT AREA #20

Wetland Fill

0.32 ac

### IMPACT AREA #21

Wetland Fill

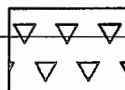
0.33 ac

Proposed Berm

Proposed Waterfowl Impoundment

5.0 acres

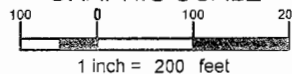
(will remain emergent wetland area)



### REVISIONS

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### GRAPHIC SCALE



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EPC PROJECT NO.: 04pcn035

### IMPACT DETAIL (NORTH)

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

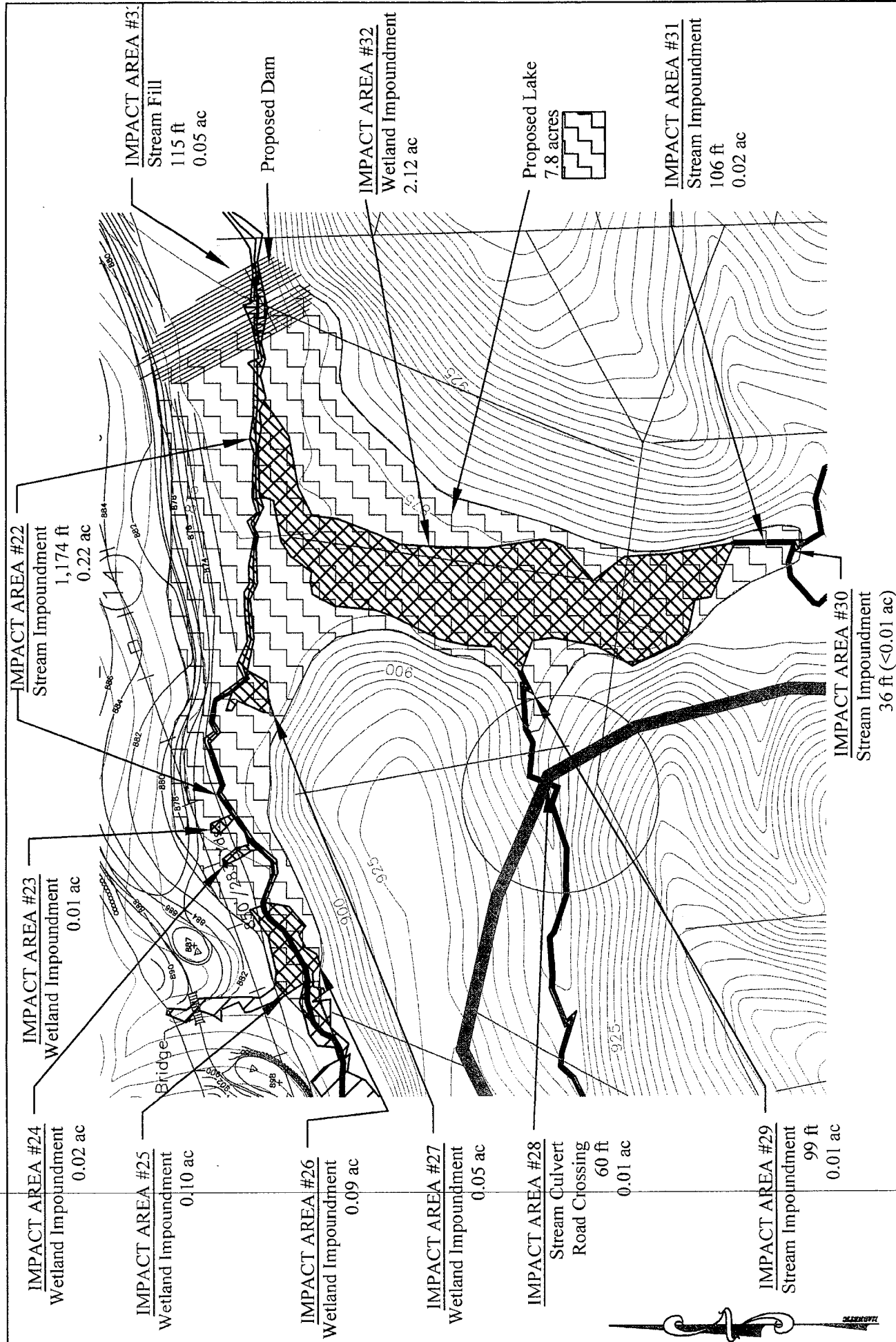
USACE P/N: 2004-1W-366

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**IMPACT DETAIL (NORTH)**

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N 2004-1W-366

SHEET NO.

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OF 16

REVISIONS	
NO.	COMMENTS
1	CSG new jwd

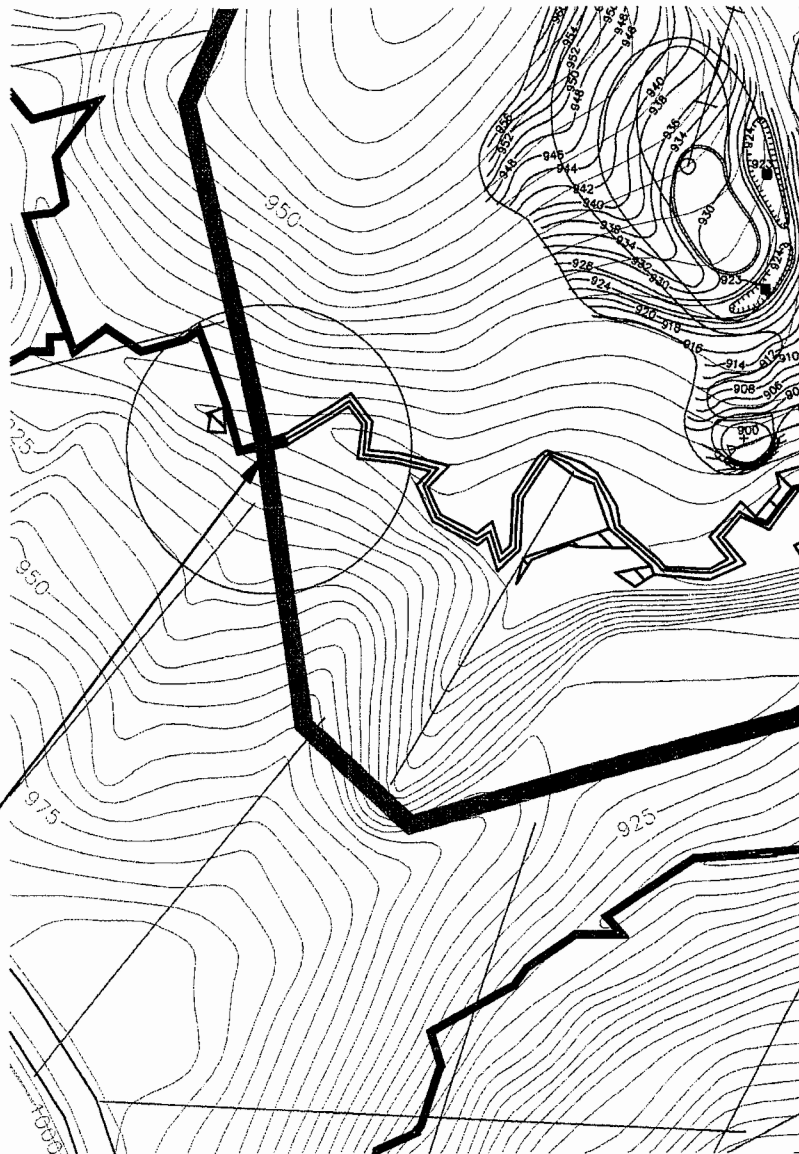
**GRAPHIC SCALE**

100 0 100 200

1 inch = 200 feet

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Phone: (864) 271-3040  
Fax: (864) 235-9299

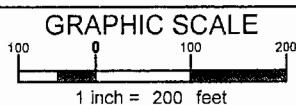
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DATE: 21mar2005  
EPC PROJECT NO.: 04p0035



**IMPACT AREA #34**  
Stream Culvert  
Road Crossing  
60 ft  
0.01 ac



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## IMPACT DETAIL (NORTH)

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N:2004-1W-366

SHEET NO.

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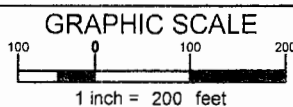
OF 16



**IMPACT AREA #35**  
 Stream Culvert  
 Road Crossing  
 60 ft  
 0.01 ac



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 EPC PROJECT NO.: 04pcn035

### IMPACT DETAIL (NORTH)

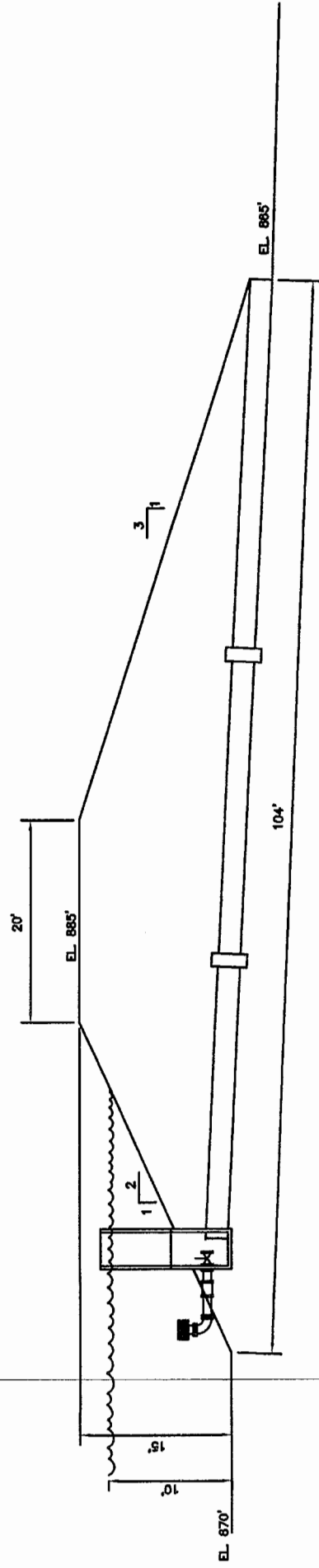
Keowee Falls South  
 Cliffs Communities, Inc.  
 Oconee County, SC

USACE P/N:2004-1W-366

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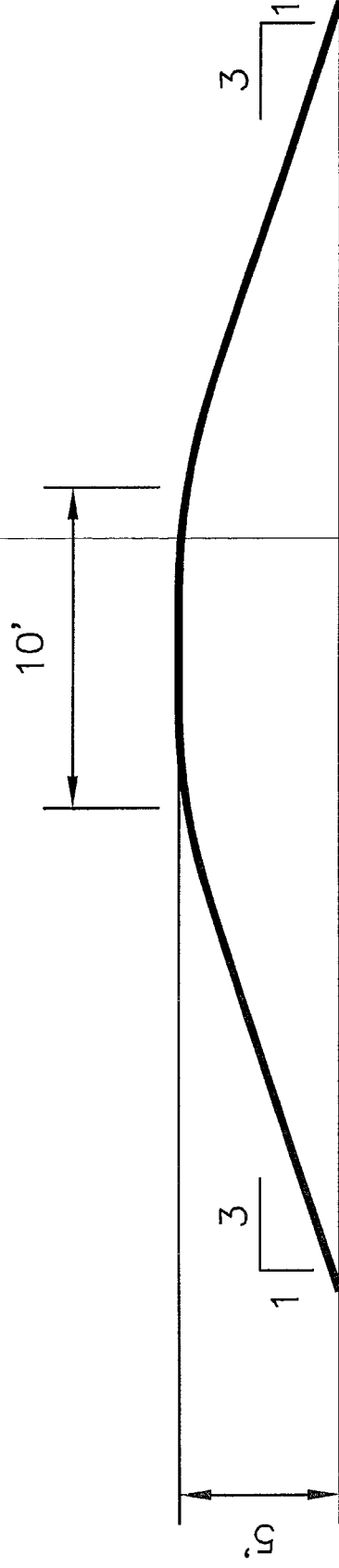
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CROSSECTION THROUGH DAM

SHEET NO. <div style="font-size: 2em; font-weight: bold; display: inline-block;">12</div> OF 16	
LAKE DAM CROSS SECTION Keowee Falls South Cliffs Communities, Inc. Oconee County, SC USACE P/N:2004-1W-366	
REVISIONS	
NO.	DESCRIPTION
1	new jwd
GRAPHIC SCALE 1 inch = N/A feet N/A 0 N/A N/A 1 inch = N/A feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	
DRAWN BY: CSJ DATE: 21mar2005 EPC PROJECT NO.: 04pcn035	

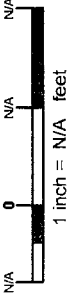


# TYPICAL CROSSECTION THROUGH BERM

## REVISIONS

NO.	DRAWN BY	COMMENTS
1	CSG	new iwd

## GRAPHIC SCALE



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DATE: 21mar2005  
EPC PROJECT NO.: 04pm035

## BERM CROSS SECTION

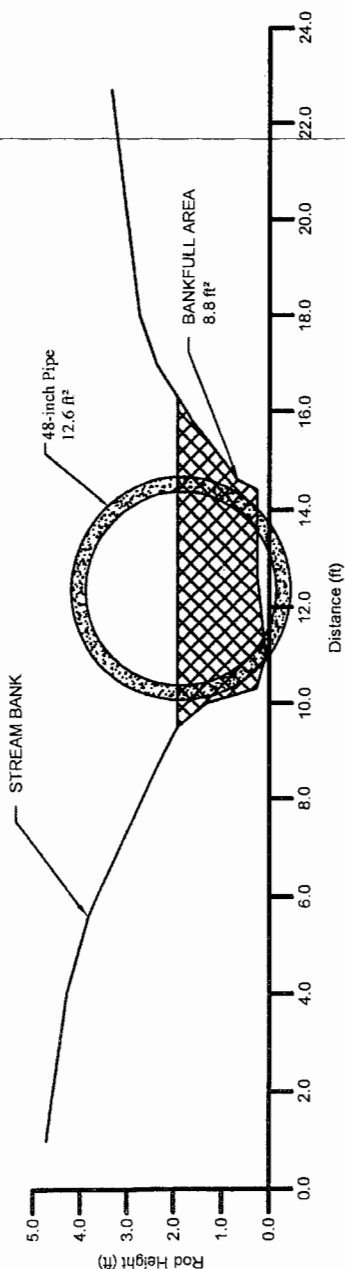
Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

USACE P/N:2004-1W-366

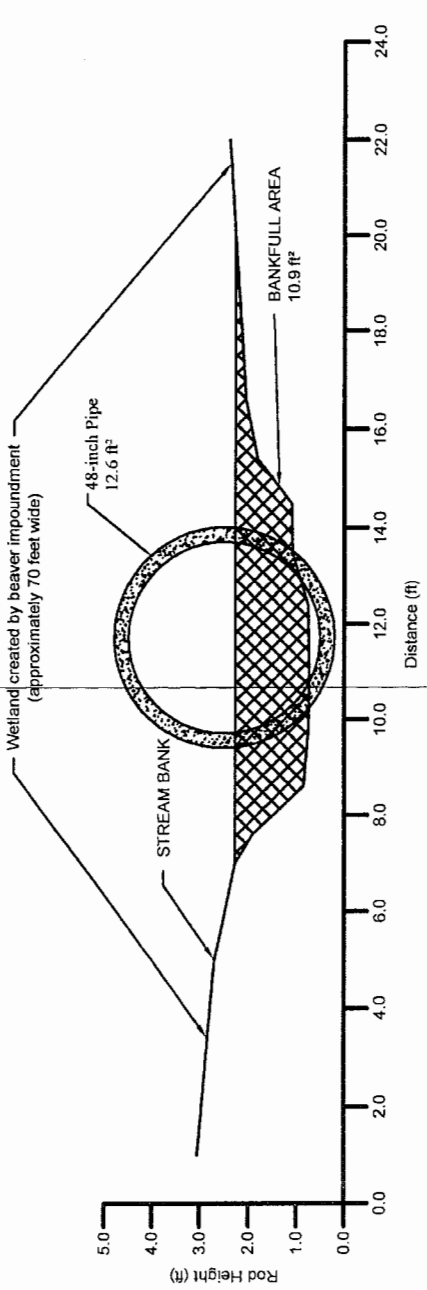
SHEET NO.

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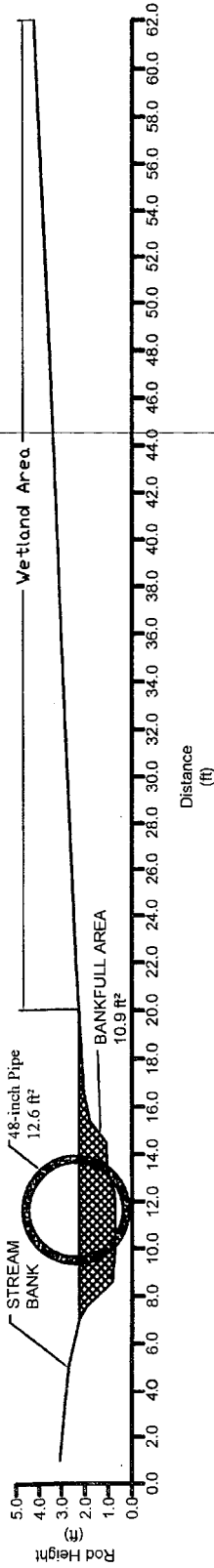


**IMPACT AREA #1**  
 Stream Culvert  
 Road Crossing  
 60 ft  
 0.01 ac



**IMPACT AREA #2**  
 Wetland Fill/Pipe  
 Road Crossing  
 60 ft  
 0.01 ac

<b>GRAPHIC SCALE</b> 		<b>REVISIONS</b>		SHEET NO. <div style="font-size: 2em; font-weight: bold;">14</div> OF 16					
		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>csg</td> <td>new jwd</td> </tr> </tbody> </table>			NO.	DATE	BY	COMMENTS	1
NO.	DATE	BY	COMMENTS						
1		csg	new jwd						
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299		DRAWN BY: csg DATE: 21mar2005 EPC PROJECT NO.: 04pen035		<b>ROAD CROSS SECTIONS</b> Keowee Falls South Cliffs Communities, Inc. Oconee County, SC USACE P/N:2004-1W-366					



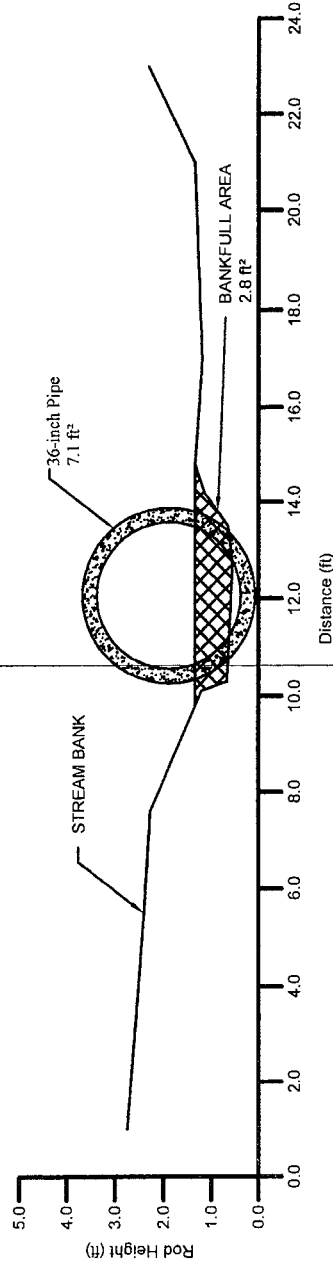
### IMPACT AREA #3

Stream Pipe

Road Crossing

100 ft

0.01 ac



### IMPACT AREA #28

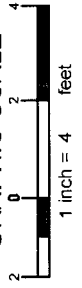
Stream Culvert

Road Crossing

60 ft

0.01 ac

#### GRAPHIC SCALE



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DATE: 21mar2005  
EPC PROJECT NO.: 04per035

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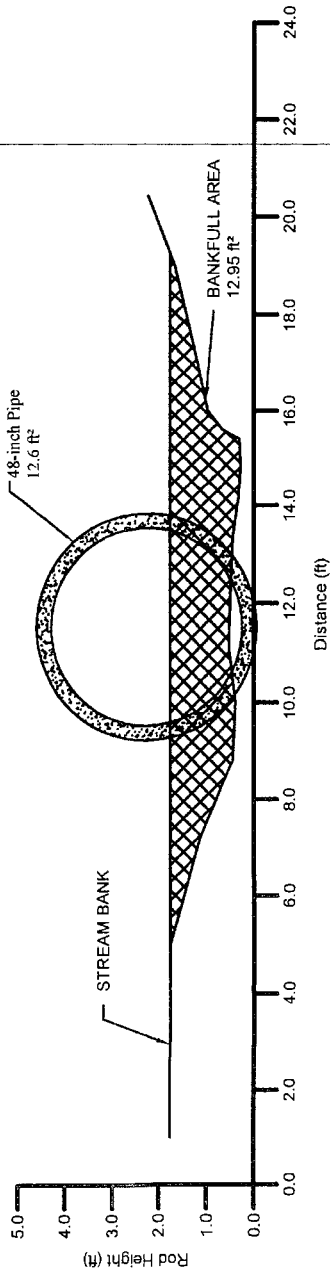
SHEET NO.

#### ROAD CROSS SECTIONS

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC  
USACE P/N:2004-1W-366

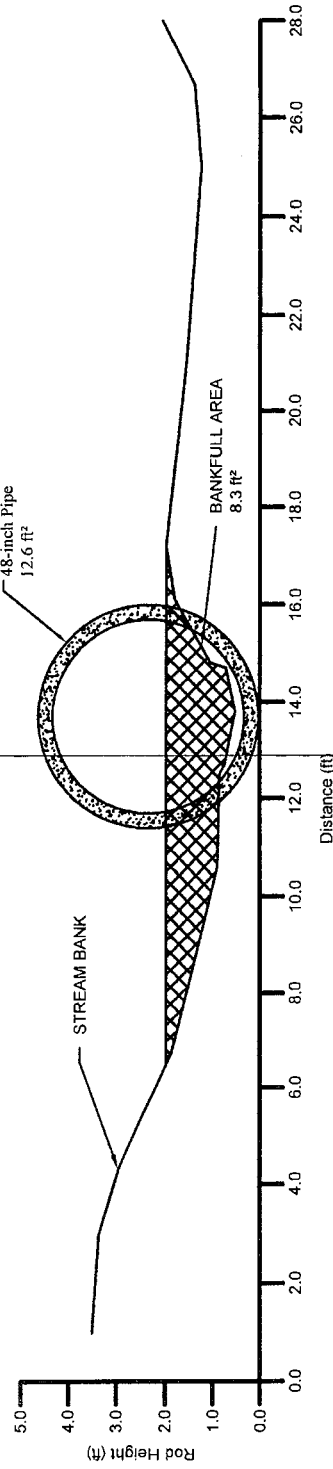
15

OF 16



### IMPACT AREA #34

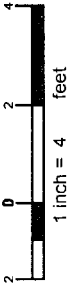
Stream Culvert  
Road Crossing  
60 ft  
0.01 ac



### IMPACT AREA #35

Stream Culvert  
Road Crossing  
60 ft  
0.01 ac

#### GRAPHIC SCALE



Post Office Box 3744  
Greenville, SC 29608  
Phone: (864) 271-3040  
Fax: (864) 235-9289

DRAWN BY: csg  
DATE: 21mar/2005  
EPC PROJECT NO.: 04p0035

#### REVISIONS

NO.	DATE	BY	COMMENTS
1	csg	new	jwd

#### ROAD CROSS SECTIONS

Keowee Falls South  
Cliffs Communities, Inc.  
Oconee County, SC

SHEET NO.

16

OF 16

USACE P/N: 2004-1W-366